

EXHIBIT B

HERALD HOTEL ASSOCIATES, L.P.

LIST OF FIVE (5) LARGEST SECURED CREDITORS

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

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- :
In re: : Chapter 11
: :
Herald Hotel Associates, L.P. : Case No.: 20-12266 ()
: :
Debtor. x

LIST OF CREDITORS HOLDING 5 LARGEST SECURED CLAIMS

Following is a list of the debtor's creditors holding the 5 largest secured claims. The list is prepared in accordance with Rule 1007-2(a)(5) of the Local Rules of this court for the filing in this Chapter 11 case.

NAME OF CREDITORS AND COMPLETE MAILING ADDRESS (INCLUDING ZIP CODE)	NAME, TELEPHONE NUMBER AND COMPLETE MAILING ADDRESS (INCLUDING ZIP CODE) OF EMPLOYEE, AGENT, OR DEPARTMENT (IF DIFFERENT FROM MAILING ADDRESS) OF CREDITOR FAMILIAR WITH CLAIM	AMOUNT OF CLAIM	DESCRIPTION AND EST. VALUE OF COLLATERAL SECURING CLAIM
JPMorgan Chase Bank, N.A. 270 Park Avenue, 39 th Floor New York, NY 10017 Attn: Charles J. Janoff Vice President		\$14,200,000.00	Ground Lease
EverBank Commercial Finance P.O. Box 911608 Denver, CO 80291		\$7,999.21	Equipment Lease

DECLARATION UNDER PENALTY OF PERJURY

I, Brad Thurman, the vice president of the debtor in this case, declare under penalty of perjury that I have read the foregoing list of creditors holding the five (5) largest secured claims and that it is true and correct to the best of my information and belief.

Dated: New York, New York
September 22, 2020

/s/ Brad Thurman
Brad Thurman, Vice President